

Subject: Re: DTLA Transit Projects - EIFD

From: Ellen Riotto

Date: 1/29/18, 4:43 PM

To: "Hornstock, Jenna" <HornstockJ@metro.net>, <mcmillant@metro.net>, "Ranu, Manjeet" <RanuM@metro.net>, <sullivanma@metro.net>

CC: Josh Kreger <josh@southpark.la>

Hi Metro team,

I'm writing to clean up our calendars a bit. Initially we were thinking we'd request two separate meetings: one to discuss the potential establishment of an EIFD, and another - with a slightly different group - to discuss the scopes of the two feasibility studies from Kosmont and Nelson\Nygaard. For the sake of being efficient with everyone's time, I think we can cover both of these topics in the larger meeting, now scheduled for Feb 16.

Therese, I believe you're the organizer for the meeting this Wednesday at 11am - would you mind canceling please?

I'm looking forward to reconnecting and discussing next steps.

Thanks,

Ellen

Ellen Riotto

Executive Director



South Park Business Improvement District

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From: Josh Kreger <josh@southpark.la>

Date: Wednesday, January 3, 2018 at 4:38 PM

To: "Hornstock, Jenna" <HornstockJ@metro.net>

Cc: Ellen Riotto <ellen@southpark.la>

Subject: RE: DTLA Transit Projects - EIFD

Oops - sorry, I forget to add Ellen to the email, I've added her now. Everything else sounds good. I will handle scheduling from our office, so please connect me with Rose. Thanks!

Josh Kreger

Director of Real Estate and Planning



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From: Hornstock, Jenna [mailto:HornstockJ@metro.net]

Sent: Wednesday, January 03, 2018 4:32 PM

To: Josh Kreger <josh@southpark.la>

Subject: RE: DTLA Transit Projects - EIFD

Thanks for this detail Josh, really helpful! I was in a meeting with my boss, Therese McMillan, today and I mentioned this to her. She would like to be in a meeting, along with Manjeet Ranu, the Senior Executive Officer who oversees our Transit Corridor planning (which includes environmental clearance). Therese is going to be at the TRB conference in Washington DC next week, so we are not likely to be able to meet for at least two weeks. Also, you mentioned copying your ED but I did not see her on the email chain, which is only important because I need her email to get this set up. Please let me know who from your office would be handling scheduling, and I will connect them to Rose Golez, who can schedule for our team.

Note that I will attend the meeting, but I don't think the focus of this discussion is going to be about an EIFD but rather this is about your proposal for Metro to take on an unanticipated transit project...and about your proposed approach to the WSAB corridor, which is handled by Manjeet's team.

Best,

Jenna

Jenna Hornstock

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Executive Officer, Transit Oriented Communities

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From: Josh Kreger [<mailto:josh@southpark.la>]

Sent: Wednesday, January 03, 2018 10:33 AM

To: Hornstock, Jenna

Subject: RE: DTLA Transit Projects - EIFD

Happy New Year Jenna!

Thanks for the summary - and yes we are aware of the role of the City and County in forming the EIFD and of both the County and City policies regarding EIFDs (the City has a draft policy in committee currently). We have met with many people at Metro regarding aspects of these projects including Therese McMillian, Rick Clarke, Stephanie Wiggins, Calvin Hollis and the West Santa Ana Branch project team. However, up until this point these meetings have mostly been about informing them about what we are working on and getting feedback. Now, as we start work on the financial study and feasibility studies we want to make sure we are coordinating with the correct people at Metro to see the projects through. I think it would be great to have the OEI at the meeting - I met with one of their team early last year, but that was before the projects were very well developed, so it would be great to have them there.

As for the environmental clearances. Project 1 (undergrounding Blue and Expo track) is currently part of a feasibility study that the Metro board authorized last Feb. which includes studying improvements at the Washington blvd junction. Our understanding is that the results from that study will be finished this year (although we don't have a good idea of when that will be finished). Our understanding is that the board would then need to take action to begin the environmental study, but we have not talked to anyone at Metro regarding an environmental study for this yet.

Project 2 (east-west transit line connecting SP with Arts District) is envisioned as a possible spur of the West Santa Ana Branch. We requested that the EIR for the WSAB include study of this spur during the WSAB scoping period last year, but have not gotten any indication that they are. So we have reached out to the Eco-Rapid Transit board to see if they would be supportive of such a spur (to be funded by the EIFD) and early indications are that they would be - we are going to be presenting at their January board meeting. Including it as part of the WSAB EIR would be ideal, but if we can't get that, then the goal is to use the completed feasibility study (which we are about to start with Nelson/Nygaard) and the EIFD financial analysis to make the case to the Metro board that such a spur would be supported by ridership projections and could be funded through the EIFD. Again, our understanding would be that Metro board would then have to approve environmental study for the spur.

I hope all that makes sense. We can discuss more details at the meeting. I think if its possible to have someone at the meeting who would be involved in doing EIRs for these projects, that would be helpful since we haven't talked to anyone at Metro specifically about the environmental clearances. I've also attached a presentation on these projects to give you a better idea of the details before our meeting. Let us know if you have any availability in the next week or two. I've also cc'd our Executive Director, Ellen Riotto, who will attend with me. Thanks!

Josh Kreger

Director of Real Estate and Planning



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From: Hornstock, Jenna [<mailto:HornstockJ@metro.net>]

Sent: Tuesday, January 02, 2018 8:10 PM

To: Josh Kreger <josh@southpark.la>

Subject: RE: DTLA Transit Projects - EIFD

Hi Josh - Happy New Year!

I have been out for two weeks so still trying to catch up on emails. First, happy to meet with you and hear about your efforts. A few preliminary thoughts:

- I am guessing you know that Metro does not have the power to form EIFDs, the City and County do...and they decide

if they are willing to put their \$\$ in. So we would not likely be reviewing the financial analysis and assumptions of your feasibility study. Also, guessing you know that the County recently passed a policy stating when they would consider putting their portion of property taxes into an EIFD - attached for your convenience. Larry Kosmont will know all of this, as you mentioned his firm is going to do your study. We have done work to get the County to support formation of EIFDs around transit stations, as part of our efforts to get more amenities and housing built around transit stations, but we do not form them ourselves. With one exception - we are facilitating the study of potential for an EIFD around Union Station...but ultimately the City and County would lead formation efforts.

- I believe that an EIFD formed to build infrastructure requires that the project identified is environmentally cleared. That is a big deal for Metro and likely the more important issue that needs to be addressed. I need to understand what the depts. that would be involved in that process know about this proposal - the process of designing, environmentally clearing and ultimately building such a project would not be led by my team within Metro. Is that something we can discuss at a meeting or would it be better for me to do some digging around here before our meeting?
- I would likely bring our Office of Extraordinary Innovation to this meeting as they deal with P3s for infrastructure development.

Let me know if you have already vetted this concept with other Metro depts, that is going to be the biggest issue for Metro.

Best,
Jenna

Jenna Hornstock

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From: Josh Kreger [<mailto:josh@southpark.la>]
Sent: Thursday, December 28, 2017 4:00 PM
To: Hornstock, Jenna
Subject: DTLA Transit Projects - EIFD

Hi Jenna,

I hope you are well! We've met briefly in the past, but I'm not sure that you would remember me, so let me introduce myself: I am the Director of Real Estate and Planning for the South Park Business Improvement District in DTLA. I wanted to see if you are available for a meeting sometime in January, to discuss some major transit projects we have been working on with a coalition of DTLA stakeholders. In brief, these projects involve creating an Enhanced Infrastructure Financing District to underground the shared Blue/Expo tracks on Flower st and build a transit line connecting South Park, Fashion and Arts Districts to the West Santa Ana Branch near 7th and Alameda). We've worked with Marie Sullivan on some smaller projects around Pico Station in the past and she says you are the expert at Metro on EIFDs, so we thought it would be good to share what we are working on and pick your brain a little if you are willing.

We are currently close to raising enough private money from stakeholders to begin an EIFD feasibility study (we have a proposal by Kosmont Companies) and our goal is to have that study and a feasibility study for the SP, Fashion, Arts line (by Nelson/Nygaard) done by Q2 of 2018. As we begin these studies, we want to make sure we coordinate with Metro, so that the results fit their standards and we are not doing studies that Metro is just going to want to repeat using their own consultants or in house staff later. We've also been working with Mayor Garcetti's office and CD14 on this and have done a lot of outreach to elected officials and stakeholders. We are hoping you can give us some insights specifically about how Metro is approaching potential EIFDs. We can get into more specifics when we meet, but I just wanted to give you a little taste of where we are at. If you are willing to meet, please let me know when you have some availability. Thanks!

Josh Kreger
Director of Real Estate and Planning



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